



**PRIME COMMERCIAL SITE | 26.37± ACRES
WITH 963± FEET OF FRONTAGE ON SW PINE ISLAND ROAD**



PROPERTY DESCRIPTION

- Location: SW Pine Island Road, Cape Coral, Florida 33991
SW Cape Coral on SW Pine Island Road less than one mile from both Veterans Parkway/Burnt Store Road and Chiquita Blvd.
- S.T.R.A.P. #: 20-44-23-C2-00001.1040
- Land Size: 26.37± Acres Total (1,148,677.20± SF)
- Zoning: CORR (Corridor) City of Cape Coral
- Future Plan: PIRD (Pine Island Road District) City of Cape Coral
- Utilities: Available to the Site
- Comments: Sizable Land Parcel with 963± feet of frontage is available on SW Pine Island Road in Cape Coral, FL. Pine Island Road has long been considered a primary traffic and growth corridor for Lee County and was widened to 4 lanes in 2016. This parcel is well suited for commercial and retail development. Location on a primary corridor between Veterans Parkway/Burnt Store Road and Chiquita Blvd. offers access to all areas of the county including Matlacha, Pine Island and Southwest Cape Coral and is just east of a proposed Walmart Super Center.

SIGNIFICANT PRICE REDUCTION! \$4,500,000 (\$3.92 PSF)

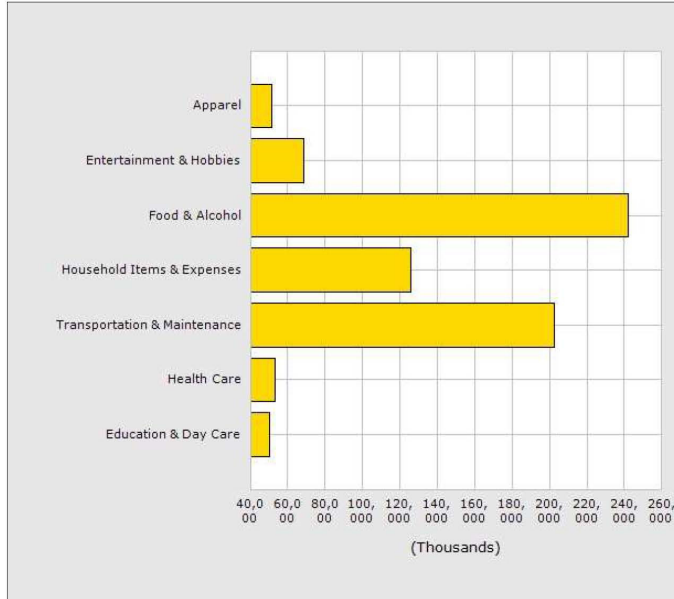


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Consumer Spending Totals for 5 Mile Radius

SW Pine Island Rd, Cape Coral, FL 33991



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	4,597	32,725	96,102
2024 Population:	5,285	37,042	108,215
Pop Growth 2019-2024:	14.97%	13.19%	12.60%
Average Age:	38.50	39.60	40.20
Households			
2019 Total Households:	1,538	11,443	35,183
HH Growth 2019-2024:	13.98%	12.14%	11.67%
Median Household Inc:	\$62,812	\$64,535	\$57,907
Avg Household Size:	2.90	2.80	2.70
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$272,454	\$224,625	\$207,954
Median Year Built:	2005	2003	2001



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6/10/2019